042.0	0004	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,000 / 799,000
					USE VALUE:	799,000 / 799,000
					ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		DAMON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORTESE SARAH WOOD	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 246	
Street 2:		
Twn/City:	SOUTH CHATHAM	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02659	Type:

PREVIOUS OWNER

Owner 1:	MARCKINI FREDERICK -
Owner 2:	-
Street 1:	100 BEACH DRIVE NE UNIT 703
Twn/City:	ST PETERSBURG
St/Prov:	FL
Cntry:	
Postal:	33701

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1539 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6900.000	297,400		501,600	799,000
Total Card	0.158	297,400		501,600	799,000
Total Parcel	0.158	297,400		501,600	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.17 | /Parcel: 519.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29294

GIS Ref

GIS Ref

Insp Date 11/16/18

!3561!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	297,300	0	6,900.	501,600	798,900	798,900	Year End Roll	12/18/2019
2019	104	FV	233,200	0	6,900.	533,000	766,200	766,200	Year End Roll	1/3/2019
2018	104	FV	233,200	0	6,900.	388,700	621,900	621,900	Year End Roll	12/20/2017
2017	104	FV	233,200	0	6,900.	338,600	571,800	571,800	Year End Roll	1/3/2017
2016	104	FV	233,200	0	6,900.	288,400	521,600	521,600	Year End	1/4/2016
2015	104	FV	232,100	0	6,900.	282,200	514,300	514,300	Year End Roll	12/11/2014
2014	104	FV	232,100	0	6,900.	232,000	464,100	464,100	Year End Roll	12/16/2013
2013	104	FV	232,100	0	6,900.	220,700	452,800	452,800		12/13/2012

PRINT

Date	Time
12/10/20	18:47:00

LAST REV

Date	Time
04/09/19	14:19:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCKINI FREDER	1419-130		7/18/2012	Private	400,000	No	No		
BRANTWOOD HOLDI	1230-154		11/30/2000		310,000	No	No		
JOHNSON ELBRIDG	1199-5		12/20/1998		269,900	No	No		Y

USER DEFINED

Prior Id # 1:	29294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2017	1566	Solar Pa	5,490	C				
6/12/2012	730	Re-Roof	4,275					

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	PH	Patrick H
1/14/2009	Meas/Inspect	189	PATRIOT
1/13/2009	Measured	294	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6900		Sq. Ft.	Site		0	80.	0.91	1									501,602						501,600	

Total AC/HA: 0.15840 | Total SF/SM: 6900 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 501,602 | Spl Credit | Total: 501,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33226109
Const Adj.:	1.00490344
Adj $ / SQ:	127.185
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365297
Depreciation:	67945
Depreciated Total:	297352

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

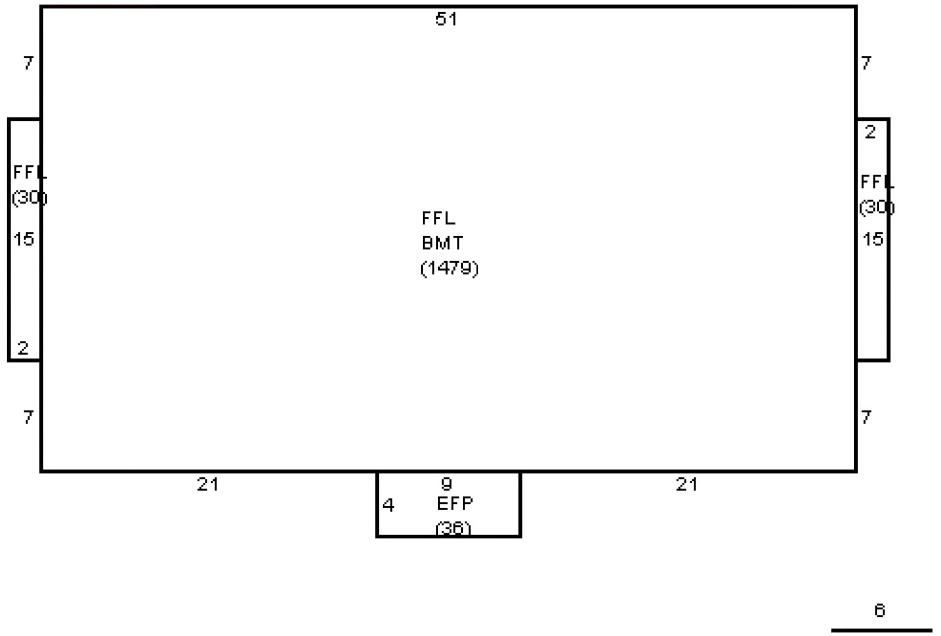
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,539	127.190	195,738
BMT	Basement	1,479	38.160	56,432
EFP	Enclos Porch	36	72.960	2,626

Net Sketched Area:	3,054	Total:	254,796
Size Ad	1539	Gross Are	3054	FinArea	1539
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.19
Special Features:	0	Val/Su Net:	97.38
Final Total:	297400	Val/Su SzAd	193.24

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	